

56-27  
7101730

## QUITCLAIM DEED WITH COVENANT

Know All Men By These Presents

013878

**NO TRANSFER  
TAX PAID**

That I, **Lawrence A. Blake**, of Winslow, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **Laura A. Gagnon, individually, and Laura A. Gagnon in her capacity as Personal Representative of the Estate of Raymond J. Gagnon** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 121 North Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **Laura A. Gagnon and Laura A. Gagnon as Personal Representative of the Estate of Raymond J. Gagnon**, her heirs and assigns forever.

A certain lot or parcel of land situated on the easterly side of North Street in the City of Waterville, County of Kennebec, State of Maine, being more particularly described as follows, to wit:

Beginning at a steel pin set at the intersection of the easterly line of North Street and the southerly line of a proposed, but as of this date, unaccepted way entitled "Prospect Street"; thence N. 64° 53' 24" E. along the southerly line of said Prospect Street for 27.00' to a steel pin set; thence S. 61° 47' 23" E. and continuing along the southerly line of Prospect Street for 245.09' feet to a stone monument found; thence S. 57° 44' 56" W. for 174.76' to a steel pin set in the easterly line of North Street; thence N. 25° 06' 36" W. along the easterly line of said North Street for 218.29', more or less, to the point of beginning.

Steel pins referred to as set are 5/8" steel rebar with surveyors identification cap.

Bearings referred to are magnetic 1992.

BEING the same premises acquired by Lawrence A. Blake by Warranty Deed from Raymond J. Gagnon and Laura A. Gagnon dated February 18, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4064, Page 70.

This deed is given in lieu of foreclosure and in complete satisfaction of a mortgage and Promissory Note given by the said Lawrence A. Blake to Raymond J. Gagnon and Laura A. Gagnon, dated February 18, 1992 and which Mortgage is recorded in the Kennebec County Registry of Deeds in Book 4064, Page 71. By acceptance of this deed, Grantees acknowledge full payment of all amounts owned by Grantor to Grantees, waive all claims to any deficiency and release Grantor from all claims relating to the purchase and sale of the so-called "Dairy Cone" business at 127 North Street, Waterville, Maine.

56-77

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Laura A. Gagnon in her capacities as aforesaid, her heirs and assigns, to her and her use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of any persons claiming by, through, or under me.

IN WITNESS WHEREOF, I, the said Lawrence A. Blake have hereunto set my hand and seal this 9<sup>th</sup> day of May, 1994.

Signed, Sealed and Delivered  
in the presence of

William P. Dubord  
Witness

Lawrence A. Blake  
Lawrence A. Blake

STATE OF MAINE  
County of Kennebec, ss.

May 9, 1994.

Personally appeared before me on the day and year aforesaid the above-named, Lawrence A. Blake, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord  
Notary Public

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
My Commission Expires 8/26/94



2

RECEIVED KENNEBEC SS.

94 JUN -9 AM 9:00

ATTEST: Therese Reed Menn  
REGISTER OF DEEDS